Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3/90 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$829,000

Median sale price

Median price	\$756,250	Hou	ISE	Unit	х	Suburb	Ivanhoe
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	11/3 Kenilworth Pde IVANHOE 3079	\$816,000	18/10/2018
2	15/3 Kenilworth Pde IVANHOE 3079	\$835,000	16/08/2018
3	2/313 Rathmines St THORNBURY 3071	\$840,000	07/09/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Woodards | P: 03 86812729 | F: 0394821491

Generated: 03/12/2018 12:31

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata





Rooms: 5 Property Type: Townhouse (Res) Land Size: 150 sqm approx Agent Comments Indicative Selling Price \$829,000 Median Unit Price September quarter 2018: \$756,250

Comparable Properties



11/3 Kenilworth Pde IVANHOE 3079 (REI)



Price: \$816,000 Method: Private Sale Date: 18/10/2018 Rooms: -Property Type: Apartment

•**•** 3

Agent Comments



15/3 Kenilworth Pde IVANHOE 3079 (VG)

Agent Comments

Price: \$835,000 Method: Sale Date: 16/08/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



2/313 Rathmines St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$840,000 Method: Sold Before Auction Date: 07/09/2018 Rooms: -Property Type: Townhouse (Res) Land Size: 138 sqm approx

Account - Woodards | P: 03 86812729 | F: 0394821491

propertydata

Generated: 03/12/2018 12:31

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

